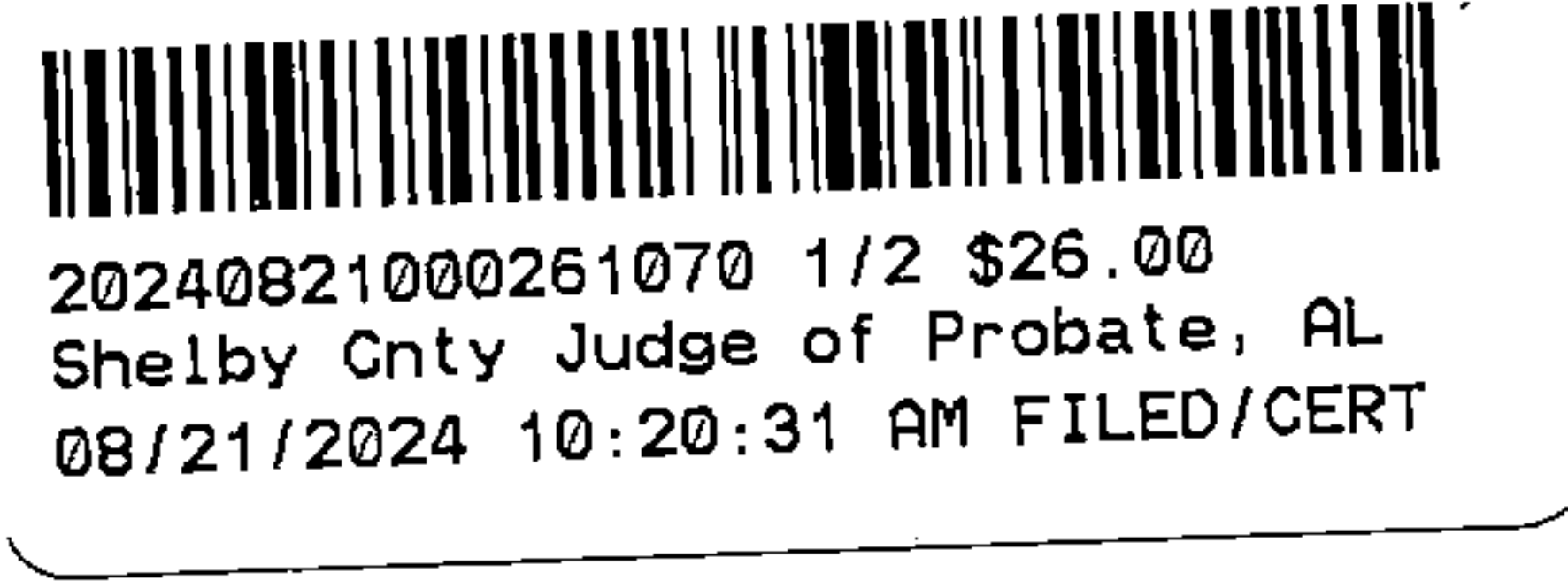


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051



Send Tax Notice to:  
*Cynthia Wheeler*  
*6 madison + Bentley Ln*  
*Columbiana, AL 35051*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED TWENTY AND ZERO CENTS (\$164,520.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Billy Sunday Smith, PR-2020-000395, Shelby County, Alabama** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Cynthia Lorraine S. Wheeler** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the Northwest corner of the SW ¼ of the SE ¼ Section 24, Township 21 South, Range 1 West, thence run South along the West line of said ¼ - ¼ Section a distance of 354.00 feet to the point of beginning; thence continue South along the West line of said SW ¼ of the SE ¼ a distance of 194.31 feet; thence turn an angle of 88°00' to the left and run a distance of 177.13 feet to the West right-of-way line of Alabama Highway No.25; thence turn an angle of 76°10' to the left and run along said Highway right-of-way a distance of 200.00 feet; thence turn an angle of 103°50' to the left and run a distance of 231.70 feet to the point of beginning. Situated in the SW ¼ of the SE ¼ Section 24, Township 21 South, Range 1 West, Shelby County.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

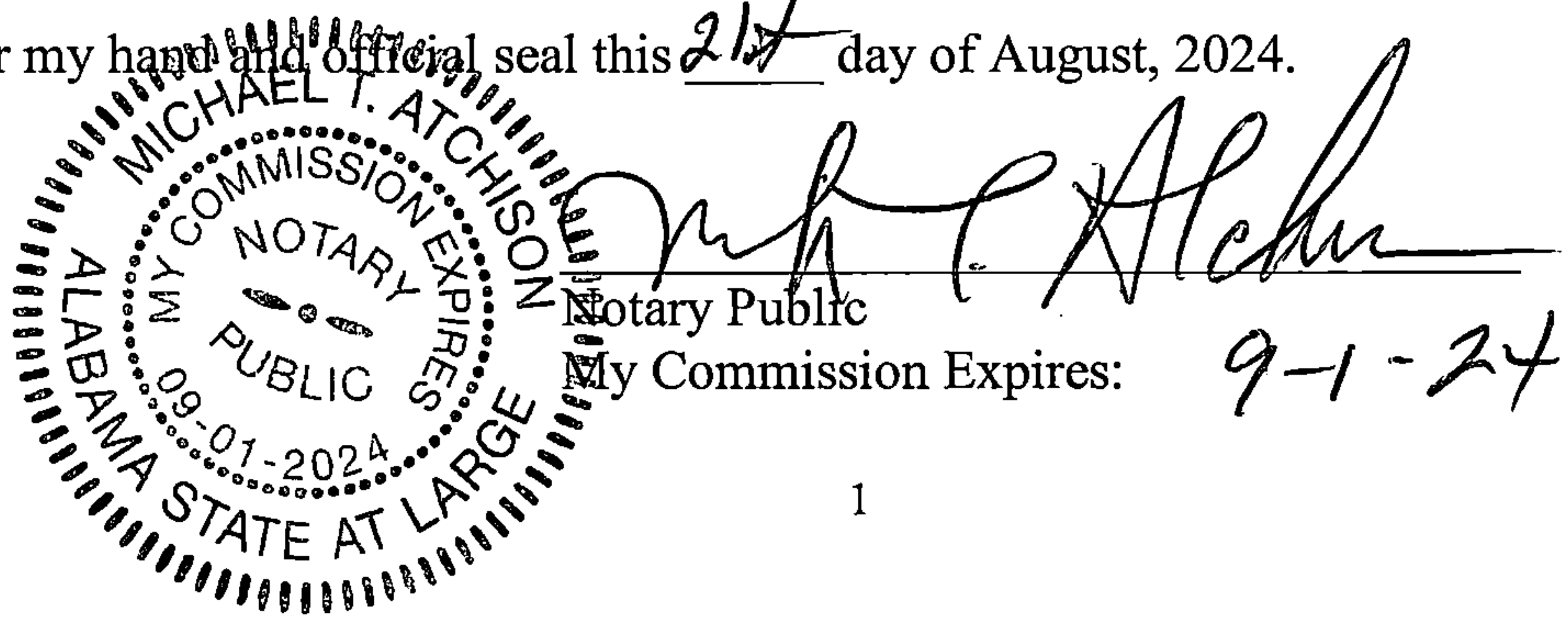
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 21<sup>st</sup> day of August, 2024.

*Cynthia Lorraine S. Wheeler*  
\_\_\_\_\_  
*Estate of Billy Sunday Smith*  
*PR-2020-000395, Shelby County Alabama*  
*By: Cynthia Lorraine S. Wheeler*  
*As: Personal Representative*

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Lorraine S. Wheeler as Personal Representative of the Estate of Billy Sunday Smith, PR- 2020-000395, Shelby County, Alabama.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of August, 2024.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Est of Billy Sunday Smith Grantee's Name Cynthia Lorraine S. Wheeler
Mailing Address 6 Madison & Bentley Ln Mailing Address 6 Madison & Bentley Ln
Columbiana AL Columbiana AL
35051 35051

Property Address 6 Madison & Bentley Ln Date of Sale 21st Aug 2024
Columbiana AL Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 164,520.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other Per Will- tax value
Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 21st Aug 24 Print Cynthia Lorraine S. Wheeler
Unattested Sign Cynthia Lorraine S. Wheeler
(verified by) (Grantor/Grantee/Owner/Agent) circle one

